

Adopted Minutes
Spanish Fork City Development Review Committee
March 2, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Kimberly Brennenman, Community Development Division Secretary; Mitch Vance, Planning Intern; Kaytee Howell, Planning Intern.

Citizens Present:

Chris Thompson called the meeting to order at 10:04 a.m.

MINOR PLAT AMENDMENT

Spanish Highlands Estates Plat E

Applicant: LEI

General Plan: Low Density Residential

Zoning: R-1-30

Location: 100 North 2000 East

Cory Pierce stated that Ivory Homes noticed that the owner of the property on the west developed his property and part of the property to the east. After the error was brought to the property owner's attention, the property owner reviewed the plans submitted for the building permit. The plans showed the property owner to have at least 12 feet on the east side of his property from his home, which his home was about 10 feet from the property line. The lot line adjustment is to add an additional couple feet to the west property from the east property so the property owner of the west property would have a 12-foot side yard. Both lots will be conforming upon completion of the amendment.

There was discussion of vacating easements and amending easements with Minor Plat Amendments.

Junior Baker **moved** to approve the Spanish Highlands Estates Plat E Minor Plat Amendment based on the following conditions:

Conditions

1. Subject to the applicant complying with the Engineering Department's request to reword the plat concerning the vacation of easements and replacing the verbiage with "Minor Plat Amendment".

47 Seth Perrins **seconded** and the motion **passed** all in favor.

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50 **Oakridge Cove Plat C**

51 Applicant: Chuck Blackhurst

52 General Plan: Low Density Residential

53 Zoning: R-1-30

54 Location: 2636 Oakridge Drive

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56 There were three lots owned by the same builder. Two homes were built at about the same
57 time and a retaining wall was built between the two properties. However, it was not built on the
58 property line and encroached into the middle property. The middle property homeowner stated
59 they wanted to be compensated with additional property on their east side of the property by
60 the amount that was taken by the property to the west. The property line will be adjusted on
61 the east side to compensate for the lost yard space on the west. All lots will be conforming
62 upon completion of the amendment.

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64 Junior Baker **moved** to approve the Oakridge Cove Plat C Minor Plat Amendment based on the
65 following conditions:

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67 Conditions

- 68 1. Subject to the applicant submitting an updated plat with the Minor Plat Amendment
69 language in lieu of Vacation.

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71 Jered Johnson **seconded** and the motion **passed** all in favor.

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74 **Other Business**

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76 Cory Pierce is working on the Construction Standards. There are many items that cross over
77 to both the Construction Standards and Title 15. Cory Pierce wanted to know what should be
78 in each document.

79

80 It was determined if a person were to draft up a concept plan, the information needed to do so
81 should be found in Title 15. If a person wants to know how to build the project the information
82 needed should be found in the Construction Standards.

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84 Chris Thompson has asked Cory Pierce to create a redline document with what should stay in
85 each document.

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88 Junior Baker moved to adjourn the meeting at 10:24 a.m.

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90 Adopted: March 9, 2016

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Kimberly Brenneman
Community Development Division Secretary